

Oct 6 10 50 AM '04 P2

*To correct and replace the Substitute Trustee's Deed recorded in Book 482 at Page 594.

BK 483 PG 624
THE CLERK CH. CLK.

**SUBSTITUTE TRUSTEE'S DEED
INDEXING INSTRUCTIONS**

Lot 3, Southern Manor S/D, Sec 7, T-2-S, R-8-W, Desoto Co., MS.

**STATE OF MISSISSIPPI
COUNTY OF Desoto**

WHEREAS, on the 17th day of December, 1996, Joseph W. Ginn, II AKA Joseph W. Ginn and Margaret H. Ginn, Husband & wife, executed and delivered a certain Deed of Trust unto D.B. Bridgforth, Trustee for Union Planters National Bank, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of Desoto County, Mississippi in Book 877 at Page 227 and re-recorded in Book 1696 at Page 0665; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Mortgage Electronic Registration Systems, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1321 at Page 625 and re-recorded in Book 1975 at Page 286; and

WHEREAS, on the 21st day of April, 2004, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1975 at Page 287; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the sale for the purpose of paying said indebtedness or as much thereof as said brings; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, advertised the sale of the following described real property by Substituted Trustee's Notice of Sale, dated the 10th day of August, 2004, by posting same at the bulletin board on the first floor in the middle of the building between the front and back door of the Desoto County Courthouse and by publishing said Notice in the DeSoto Times Today for four (4) consecutive weeks, proof of publication being attached hereto as Exhibit "A" and incorporated herein by reference, which notice stated that the sale would be held on the 15th day of September, 2004, between the legal hours of 11 o'clock a.m. and 4 o'clock p.m., at public outcry, to the highest bidder for cash at the east front door of the Desoto County Courthouse at Hernando, Mississippi; and

WHEREAS, I, Emily Kaye Courteau, Substitute Trustee, did on the 15th day of September, 2004, within legal hours, offer for sale and did sell, to the highest bidder for cash at the east front door of the Desoto County Courthouse at Hernando, Mississippi the following described real property, to-wit:

Lot 3, Southern Manor Subdivision, situated in Section 7, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 41, Pages 28-29, in the office of the Chancery Clerk of DeSoto County, Mississippi.

WHEREAS, at said sale **Mortgage Electronic Registration Systems, Inc.** was the highest bidder and best bidder, therefore, for the sum of **\$102,142.62** and the same was then and there struck off to **Mortgage Electronic Registration Systems, Inc.** and it was declared the purchaser thereof; and

WHEREAS, **Mortgage Electronic Registration Systems, Inc.**, has requested transfer and assignment of its bid to **Federal National Mortgage Association** and has authorized the undersigned to convey the property described above to **Federal National Mortgage Association** and the undersigned, by execution of this instrument, does hereby transfer and assign all right, title, and interest of **Mortgage Electronic Registration Systems, Inc.**, as the highest and best bidder, to **Federal National Mortgage Association**,


pursuant to authority granted to the undersigned in the aforementioned Substitution of Trustee.

NOW THEREFORE, in consideration of the full payment of the purchase price, I, the undersigned Substitute Trustee, do hereby sell and convey unto **Federal National Mortgage Association** the land and property herein described.

I convey only such title as is vested in me as Substitute Trustee.

KB/F03-0540

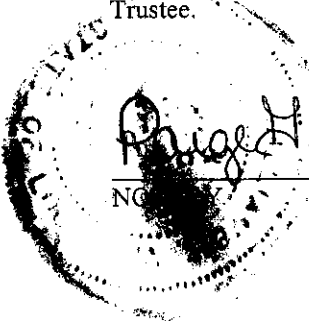
WITNESS MY SIGNATURE, this the 15th day of September 2004.

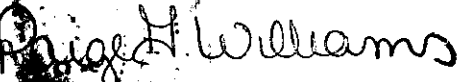

EMILY KAYE COURTEAU, SUBSTITUTE TRUSTEE

STATE OF LOUISIANA

PARISH OF OUACHITA

PERSONALLY CAME AND APPEARED BEFORE ME, the undersigned authority in and for the aforesaid jurisdiction, on this, the 15th day of September, 2004, the within named EMILY KAYE COURTEAU, Substitute Trustee, who acknowledged that he executed the above and foregoing instrument of writing, after first having been duly authorized so to do as Substitute Trustee.




Dwight H. Williams
NOTARY PUBLIC

AT DEATH
MY COMMISSION EXPIRES

ADDRESSES:

GRANTOR:

2309 OLIVER RD.
MONROE, LA 71201

318-330-9020

GRANTEE:

FEDERAL NATIONAL MORTGAGE ASSOCIATION
C/O CHASE MANHATTAN MORTGAGE
CORPORATION
3415 VISION DR.
COLUMBUS, OH 43219-6009
1-800-981-3792

THIS DOCUMENT WAS PREPARED BY:

EMILY KAYE COURTEAU
2309 OLIVER RD.
MONROE, LA 71201
318-330-9020



PROOF OF PUBLICATION

THE STATE OF MISSISSIPPI
COUNTY OF DESOTO

Lisa Fuller personally appeared before me the undersigned in and for said County and State and states on oath that she is the **CLERK** of the DeSoto Times Today, a newspaper published in the town of Hernando, State and County aforesaid, and having a general circulation in said county, and that the publication of the notice, a copy of which is hereto attached, has been made in said paper 4 consecutive times, as follows, to-wit:

**SUBSTITUTE TRUSTEE'S
NOTICE OF SALE
STATE OF MISSISSIPPI
COUNTY OF Desoto**

WHEREAS, on the 17th day of December, 1996, Joseph W. Ginn, II AKA Joseph W. Ginn and Margaret H. Ginn, Husband & wife, executed and delivered a certain Deed of Trust unto D.B. Bridgforth, Trustee for Union Planters National Bank, Beneficiary, to secure an indebtedness therein described, which Deed of Trust is recorded in the office of the Chancery Clerk of Desoto County, Mississippi in Book 877 at Page 227 and re-recorded in Book 1696 at Page 0665; and

WHEREAS, by various assignments on record said Deed of Trust was ultimately assigned to Mortgage Electronic Registration Systems, Inc., by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1321 at Page 626 and re-recorded in Book 1975 at Page 288; and

WHEREAS, on the 21st day of April, 2004, the Holder of said Deed of Trust substituted and appointed Emily Kaye Courteau, as Trustee in said Deed of Trust, by instrument recorded in the office of the aforesaid Chancery Clerk in Book 1975 at Page 287; and

WHEREAS, default having been made in the payments of the indebtedness secured by the said Deed of Trust, and the holder of said Deed of Trust, having requested the undersigned so to do, on the 15th day of September, 2004, I will during legal hours, at public outcry, offer for sale and will sell, at the east front door of the Desoto County Courthouse at Hernando, Mississippi, for cash to the highest bidder, the following described Land and property situated in Desoto County, Mississippi, to-wit:

Lot 3, Southern Manor Subdivision, situated in Section 7, Township 2 South, Range 8 West, DeSoto County, Mississippi, as per Plat thereof recorded in Plat Book 41, Pages 28-29, in the office of the Chancery Clerk of DeSoto County, Mississippi.

I will only convey such title as is vested in me as Substitute Trustee.

WITNESS MY SIGNATURE, this 10th day of August, 2004.

/s/ EMILY KAYE COURTEAU
SUBSTITUTE TRUSTEE

2309 OLIVER ROAD
MONROE, LA 71201

(318) 330-9020

KB/F03-0540

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Volume No. 109 on the 8 day of Sept., 2004

Volume No. _____ on the _____ day of _____, 2004

Lisa Fuller

Sworn to and subscribed before me, this 8 day of Sept., 2004

BY *Judy N. Douglas*

NOTARY PUBLIC STATE OF MISSISSIPPI AT LARGE

MY COMMISSION EXPIRES: JANUARY 16, 2005

BONDED THRU DIXIE NOTARY SERVICE, INCORPORATED

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